WARRANTY DEED

B-CTX-03-0489

STATE OF Tennessee
COUNTY OF Davdison
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE LAURA MITCHELL DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn E. Harding	CTX Mortgage Company	
489 West Crest Drive (ADDRESS)	(NAME) 801- 94th Avenue North (ADDRESS)	147-14-186
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LYNN EDWARD HARDING AND WIFE, DEBRA JANE HARDING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWN E. HARDING, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVDISON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Map of McMurray Hills, Section 1, as of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Westcrest drive at the common corner of Lots 89 and 90; thence southeasterly along the southerly margin of Westcrest Drive 74.2 feet to a concrete monument; thence in an arc in a southerly direction a distance of 36.7 feet to a concrete monument in the westerly margin of Meta Drive; thence in a southerly direction along the westerly margin of Meta Drive a distance of 83.5 feet to a concrete monument; thence northwesterly a distance of 129.0 feet to a concrete monument; thence northeasterly a distance of 126.4 feet to the point of beginning.

Being the same property conveyed to Lynn Edward Harding and wife, Debra Jane Harding by Deed from Herbert E Neubert and wife, Maxine T. Neubert dated 11/22/76 and filed for record 11/24/76 in Book 5090, page 776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including but not limited to Restrictive Covenants of record in Book 3882, page 846, said Register's Office.

unimproved ( )
This is improved (X) property, known as 489 West Crest Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of March, 2003.

Lynn Edward Harding

Debra Jane Harding

Davidson County DEEDWARR
Recvd: 04/07/03 13:53 2pgs
Fees:13.00 Taxes:475.45

20030407-0045780

STATE OF Tennessee

COUNTY OF Davdison

I, , a Notary Public of the County and State first above written, do hereby certify that Lynn Edward Harding and wife, Debra Jane Harding personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of March, 2003.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)

LAURA MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903